

PLANNING AND ZONING COMMISSION AGENDA

Room 206

Tuesday, September 2, 2014 8:00 P.M. Darien Town Hall, 2 Renshaw Road

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #184-A, Flood Damage Prevention Application #195-A, Land Filling & Regrading Application #102-A, Town of Darien, 36 and 30 Goodwives River Road, and 11 Queens Lane. Proposing to repair the Upper Pond dam; construct a fish ladder; remove approximately 9,000 cubic yards of sediment; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 11 Queens Lane (Map #63 Lot #99), approximately 800 feet south of its intersection with Old King's Highway South, in the R-1 Zone. ***THIS APPLICATION WAS WITHDRAWN ON AUGUST 14, 2014.***

GENERAL MEETING

Amendment of Coastal Site Plan Review #252-A, Land Filling & Regrading Application #278, Hans Mende, 253 Long Neck Point Road.

Request to amend previously approved plans relative to the height of the house.

Amendment of Coastal Site Plan Review #292, Land Filling & Regrading Application #312, Mark Blackman, 99 Long Neck Point Road.

Request to construct therapy pool.

Coastal Site Plan Review #156-B, Flood Damage Prevention Application #268-A, Land Filling & Regrading Application #282, Contientmiento, 12 Shennamere Road.

Request to amend previously approved plans relative to: revised pool cabana structure layout; new swimming pool added, revised upper driveway outline across from garage; added drainage around pool cabana.

Amendment of Coastal Site Plan Review #162-A, Flood Damage Prevention Application #246-A, Land Filling & Regrading Application #292, Neil Foster/Janet Eick, 35 Plymouth Road.

Request to amend previously approved plans by installing an underground propane tank and installing walls beneath the perimeter of the elevated deck.

Moon Chun, 156-166 Heights Road, DC Zone.

Determination on whether a law office would comply with Section 634e of the Zoning Regulations.

Discussion and deliberation and possible decision on the following matters:

Coastal Site Plan Review #272-B, Flood Damage Prevention Application #342, Land Filling & Regrading Application #273-B, Mitch & Jody Truwit, 123 Five Mile River Road. Proposing to raze the existing residence and garage and construct one new single-family residence and in-ground pool; install associated retaining walls; abandon the existing septic system and tie into existing public sewer; and perform related site development activities within regulated areas.

Coastal Site Plan Review #300, Flood Damage Prevention Application #341, Land Filling & Regrading Application #329, 145 NWL, LLC, 145 Nearwater Lane. Proposing to raze the existing residence, pool, and construct a new single-family residence and pool with associated stormwater management and perform related site development activities within regulated areas.

Business Site Plan #288/Special Permit, Standard Realty, LLC/Valero, 1927 Boston Post Road. Proposing to install a 20' x 26' canopy over new fuel dispensers to be installed, and to perform related site development activities.

Coastal Site Plan Review #301, Flood Damage Prevention Application #343, Land Filling & Regrading Application #332, David & Tina Madon, 15 Shennamere Road. Proposal to construct additions and alterations to the existing residence; and perform related site development activities within regulated areas.

Discussion and deliberation only on the following:

Proposed Amendment to Darien Zoning Regulations put forth by Penelope Glassmeyer. Proposing to amend the Darien Zoning Regulations by establishing an overlay zone that would apply to larger sites in the R-1 Residence Zone served by public water supply and sanitary sewer. It would allow multi-family age-restricted developments by Special Permit in the R-1 Zone, if the overlay zone is placed upon a property.

Staff update regarding ongoing projects.

Approval of Minutes

July 29, 2014 Public Hearing

July 31, 2014 Special Meeting/Public Hearing/General Meeting

August 4, 2014 Special Meeting/Public Hearing/General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.